



**3 Bedrooms. Linked Semi Detached Family Home In Great Order Throughout & Within A Popular Sought After Quiet Cul-De-Sac Location, Close To Local Schools & Amenities. Lounge With Dining Area Off. Generous Split Level Kitchen With Utility Area.**



**ENTRANCE HALL**

uPVC double glazed door to the front allowing access. Open spindle staircase allowing access to the first floor. Panel radiator. Ceiling light point. uPVC double glazed window to the side.

**SPLIT LEVEL KITCHEN** 18' 8" maximum x 11' 0", narrowing to 8'4" in the utility area (5.69m x 3.35m)

Range of fitted eye and base level units, base units having extensive work surfaces above with tiled splash backs. Built in (Indesit) four ring gas hob with (Indesit) double electric oven below. Circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Laminate 'tile effect' flooring. Panel radiator. Door to walk-in pantry with shelving. Ceiling light point. uPVC double glazed window to the front. Step down to the further kitchen/utility area.

**UTILITY AREA - OFF THE KITCHEN**

Further eye and base level units. Plumbing and space for washing machine. Space for dryer. Ample space for free-standing fridge or freezer. Laminate 'tile effect' flooring. uPVC double glazed window to the front. Panel radiator. Recess (ideal for cloaks). Low level power points. uPVC double glazed doors to both front and rear elevations. Door to the ground floor w.c.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Wall mounted (Biasi) gas combination central heating boiler. Wash hand basin with chrome coloured hot and cold taps and tiled splash backs. Ceiling light point. uPVC double glazed frosted window to the rear.

**LOUNGE** 13' 6" maximum into the recess x 12' 2" (4.11m x 3.71m)

'Living Flame' gas fire set on an attractive 'marble effect' hearth. Television and telephone points. Attractive bay window, incorporating seat and uPVC double glazed windows to both front and side elevations. Panel radiator. Low level power points. Wall and ceiling light point. Large archway into the dining room.

**DINING ROOM** 11' 0" x 10' 10" (3.35m x 3.30m)

Panel radiator. Low level power points. Centre ceiling light point. Telephone point. Archway leading into the lounge. Door to the kitchen. uPVC double glazed sliding patio window and door allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Doors to principal rooms. uPVC double glazed frosted window to the side.

**BEDROOM ONE** 12' 4" x 11' 2" maximum into the chimney recess (3.76m x 3.40m)

Panel radiator. Low level power points. Recess to either side of the chimney (ideal for wardrobes). uPVC double glazed window allowing pleasant views towards the front of the property, over the cul-de-sac and views up towards 'Biddulph Moor' on the horizon.

**BEDROOM TWO** 11' 2" x 11' 2" (3.40m x 3.40m)

Entrance recess area. Panel radiator. Low level power points. Built in wardrobe with double opening doors. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

**BEDROOM THREE** 8' 6" x 8' 4" (2.59m x 2.54m)

Panel radiator. Built in bed base to the stair-rise. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and up towards 'Biddulph Moor' on the horizon.

**FAMILY BATHROOM** 7' 10" x 6' 4" (2.39m x 1.93m)

Three piece suite comprising of a low level w.c. Wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Electric (Triton) shower over the bath with shower rail and curtain. Panel radiator. Built in storage cupboard with shelving. uPVC double glazed frosted window to the rear elevation.

**EXTERNALLY**

The property is approached via a well kept low level privet hedge and flagged gated access through a 'cottage style garden' to the canopied entrance of the property with lantern reception light. Front garden is mainly laid to lawn with well stocked flower and shrub borders. Mixture of privet hedging and timber fencing forming the boundaries. Picket gate allowing access to the second entrance to the property (door allowing access to the utility area). Security lighting above. Hard standing for timber shed.

**REAR ELEVATION**

Good size lawned garden surrounded by well stocked flower and shrub borders. Flagged patios and step-stones lead towards the head of the garden where there is a further small flagged patio and hard standing for greenhouse. External electric points. Tarmac driveway with gated access to the rear access road (off Highfield Close). Timber fencing forms the boundaries. Further flagged private patio area towards the property with security lighting. Outside water tap.

**VIEWING**

Is strictly by appointment via the selling agent.





## Energy Performance Certificate



4, Highfield Place, Biddulph, STOKE-ON-TRENT, ST8 6HE

Dwelling type: Mid-terrace house  
 Date of assessment: 10 October 2017  
 Date of certificate: 10 October 2017

Reference number: 8653-7420-3219-3230-3992  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 98 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

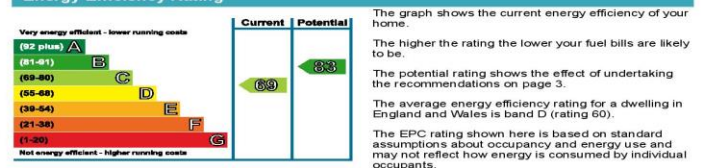
Estimated energy costs of dwelling for 3 years:	£ 2,679
Over 3 years you could save	£ 435

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 189 over 3 years	
Heating	£ 2,046 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 321 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,679</b>	<b>£ 2,244</b>	<b>You could save £ 435 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 93	Yes
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	Yes
3 Low energy lighting for all fixed outlets	£35	£ 105	Yes

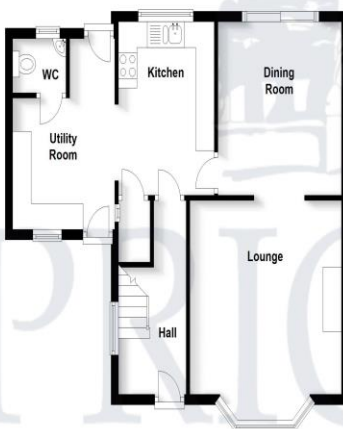
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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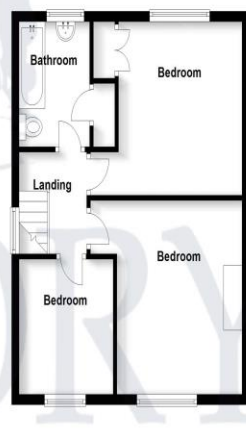
## Ground Floor

Approx. 583.8 sq. feet



## First Floor

Approx. 466.3 sq. feet



Total area: approx. 1050.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.